

Present: Councillor Livingston (Chair);

Councillors Brock, Duveen, Gavin, Hopper, McKenna, Page, Pearce, Robinson, J Williams and R Williams.

Apologies: Councillors Ballsdon, Hacker and Singh.

RESOLVED ITEMS

It was reported that Item 9 (162343/FUL and 162344/LBC - 9 Eldon Square) had been withdrawn.

80. MINUTES

The Minutes of the meeting held on 5 April 2017 were agreed as a correct record and signed by the Chair.

81. SITE VISITS

The Director of Environment and Neighbourhood Services submitted, at the meeting, a schedule of applications to be considered at future meetings of the Committee to enable Councillors to decide which sites, if any, they wished to visit prior to determining the relevant applications.

Resolved -

That the under-mentioned applications, together with any additional applications which the Head of Planning, Development and Regulatory Service might consider appropriate, be the subject of unaccompanied site visits, and the 470-478 Oxford Road site be the subject of an accompanied site visit if necessary:

170326 - LAND AT WELDALE STREET

Demolition of all existing buildings (including 3 retail units) and structures, and erection of new buildings ranging between lower ground & 4 storeys to lower ground & 12 storeys in height, providing 429 (231x1, 186x2 & 12x3-bed) residential units (Class C3) and 1 flexible ground floor retail shop (Class A1) or restaurant and cafe (Class A3) unit, together with new public realm, landscaping, accesses, parking and associated works.

162355 - 470-478 OXFORD ROAD

Demolition of an existing retail unit, ancillary warehouse and residential unit and the erection of a retail unit and ten new residential flats with associated parking, amenity space and landscaping.

82. PLANNING APPEALS

(i) New Appeals

There had been no new appeals lodged.

(ii) Appeals Recently Determined

The Director of Environment and Neighbourhood Services submitted details of two decisions that had been made by the Secretary of State, or by an Inspector appointed for the purpose, which were attached as Appendix 2 to the report.

(iii) Report on Appeal Decision

The Director of Environment and Neighbourhood Services submitted a report on the following appeal decision in Appendix 3:

161942 - 51 WATLINGTON STREET

Single storey rear extension, rear dormer roof extension and rooflight to front roofslope.

Written representations.

Appeal dismissed.

Resolved -

- (1) That the outcome of the recently determined appeals, as set out in Appendix 2, be noted;
- (2) That the report on the appeal decision set out in Appendix 3 be noted.

83. APPLICATIONS FOR PRIOR APPROVAL

The Director of Environment and Neighbourhood Services submitted a report giving details in Table 1 of twelve pending prior approval applications, and in Table 2 of six applications for prior approval decided between 23 March and 12 April 2017.

Resolved - That the report be noted.

84. PLANNING APPLICATIONS

The Committee considered reports by the Director of Environment and Neighbourhood Services.

Resolved -

- (1) That, subject to the conditions now approved, permission be **granted** under planning legislation and, where appropriate, under the Advertisement Regulations, as follows:

170280/ADV - THE ABBEY GATEWAY, THE FORBURY

Two Banners affixed to the scaffolding at the Abbey Gate to advertise the Reading Abbey Revealed Project. Hoarding sign and manual u-turn device on the West elevation of the safety hoarding to provide visual and audio information on the Reading Abbey Revealed Project.

Granted as recommended.

Conditional planning permission and informatives as recommended.

Comments received and considered.

170195/ADV - 21 SOUTH STREET

Proposed new signage.

An update report was tabled at the meeting which gave additional information on the context of the application site and on illumination of the proposed advertisement signs, including details of two objections which had been received and officer comments on these. An additional condition was recommended.

Granted as recommended.

Conditional planning permission and informatives as recommended in the original report, with the additional condition set out in the update report.

Comments and objections received and considered.

Objector Jonathan Meikle attended the meeting and addressed the Committee on this application.

170087/REM - GREEN PARK VILLAGE, LONGWATER AVENUE

Application for approval of reserved matters following outline approval for Phase 3C and lakeside margins part of Phases 1C, 6, and 5. (10/01461/OUT).

An update report was tabled at the meeting which gave details of additional information and amended plans received. It was reported at the meeting that the suggested amendment to the Landscape Management Plan referred to in paragraph 4.17 of the original report had been made.

Granted as recommended.

Conditional planning permission and informative as recommended in the original report.

Comments received and considered.

- (2) That, subject to the requirements indicated, the Head of Planning, Development and Regulatory Services be authorised to determine the following applications under planning legislation:

160199/HYBRID - LAND AT MADEJSKI STADIUM, SHOOTERS WAY

Outline application (all matters reserved apart from access to the site) for residential development (Blocks 1-6) to provide up to 422 residential units, comprising predominantly 1 and 2 bedroom apartments (Use Class C3) along with associated landscaping and car parking; and Detailed application for residential and mixed use development comprising:

- 196 residential units (within Block 7) (Use Class C3) including 164 dedicated parking spaces (of which 12 are accessible);

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- Convention Centre and ice rink (Use Classes D1/D2);
- 246 bedroom hotel (Use Class C1) and up to 102 serviced apartments (Use Class C1);
- Decked car parking within Convention Centre;
- Flexible ancillary retail space (Use Class A1) (within Block 7 only);
- Flexible ancillary retail space (Use Class A3/A4) (within Convention Centre only);
- Multi storey car park including 1,972 sqm of office space (B1a) or 1,732sqm of office space (B1a) and 240 sqm of community space (D1 use);
- Public open space (including public square and public park) with associated street furniture and public art and directional signage to form part of wider outline public open space strategy;
- Associated access, landscaping, cycle parking, transport interchange and related infrastructure and engineering works;
- Ancillary facilities for storage, management facilities and plant
- Vehicular and pedestrian access; and
- Demolition of existing indoor training facility; and
- Enhancement of existing RFC Garden of Remembrance. (amended description)

An update report was tabled at the meeting which gave further information in relation to: amended description; conditions and Section 106 contributions; transport; leisure/open space; private sector housing and consultation responses. The update report had appended a letter regarding the Environmental Statement and a public letter of support. The recommendation had been amended and the update report suggested amended Heads of Terms for the Section 106 legal agreement, amended and additional conditions and an additional informative.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 30 June 2017 (unless a later date be agreed by the Head of Planning, Development and Regulatory Services), to secure the Heads of Terms set out in the original report, as amended by the update report, and to include a requirement for the applicant to enter into agreement with a transport operator to provide the bus trips required in peak hours.

In the event of the requirements set out not being met, the Head of Planning, Development and Regulatory Services be authorised to refuse permission.

Conditional planning permission and informatives as recommended in the original report, with the amended and additional conditions and informative set out in the update report.

Condition 5 within both the Contamination and Land Gas Outline and Detailed Areas sections regarding Long Term Monitoring and Maintenance of contaminated land to be amended to require ongoing monitoring and maintenance in perpetuity, not for a specific number of years.

Details of the Events Management Plan and associated transport measures to be brought back to Committee for approval.

Details of the Ecological Management Plan to be brought back to Committee for approval.

Details of affordable housing provision to be negotiated with the applicant to be provided on-site and in the first phase of the build.

Comments and objections received and considered.

Objector Mark Drukker, supporter Vernon Orr, and Kim Cohen, Damian Friel, Nigel Howe, Peter Newton and Scott Witchalls on behalf of the applicant, attended the meeting and addressed the Committee on this application.

- (3) That the following **observations** be made to the statutory body in question in respect of the under-mentioned proposal referred to the Council for consultation purposes:

170075/ADJ - THAMES VALLEY SCIENCE PARK, LAND NORTH OF CUTBUSHLANE, EAST OF SHINFIELD EASTERN RELIEF ROAD

Outline planning application for Phase 2 of the Thames Valley Science Park comprising up to 57,110 sqm research and development and innovation floor space (with occupancy restricted by Gateway policy) inclusive of up to 5,711 sqm of amenity and supporting uses and an energy centre (all matters reserved except access to the site).

An update report was tabled at the meeting that explained that the application was also to be considered at the Wokingham Borough Council Planning Committee on 26 April 2017 and so a copy of the Reading original report had already been sent to the Wokingham case officer; the update report gave details of the Wokingham case officer's response to the draft objections and comments made in the Reading report.

That Wokingham Borough Council be informed that Reading Borough Council raised an objection to the proposal for the reasons set out in the original report.

That Wokingham Borough Council be sent a copy of the report and comments received for their information and use.

85. EXCLUSION OF THE PRESS AND PUBLIC

Resolved -

That, pursuant to Section 100A of the Local Government Act 1972 (as amended) members of the press and public be excluded during consideration of item 86 below, as it was likely that there would be disclosure of exempt information as defined in the relevant Paragraphs of Part 1 of Schedule 12A (as amended) to that Act.

86. PLANNING ENFORCEMENT QUARTERLY UPDATE

The Director of Environment and Neighbourhood Services submitted a report on the current status of all outstanding enforcement notices/prosecutions, including cases where formal enforcement action and/or prosecutions had been undertaken but where the action taken had not yet resolved the breach of planning control. An

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overview of all outstanding cases involving formal action was attached at Appendix 1.

Resolved - That the report be noted.

(Exempt information as defined in paragraphs 6 and 7).

(The meeting started at 6.30 pm and closed at 8.23 pm).